

SNAPSHOT of HOME Program Performance--As of 12/31/08
State Participating Jurisdictions



Participating Jurisdiction (PJ): **Nebraska**

PJ's Total HOME Allocation Received: **\$79,083,828**

PJ Since (FY): **1992**

Category	PJ	National Average	National Rank*
<u>Program Progress:</u>			
% of Funds Committed	87.22 %	89.71 %	38
% of Funds Disbursed	84.7 %	83.15 %	24
Leveraging Ratio for Rental Activities	3.95	4.01	24
% of Completed Rental Disbursements to All Rental Commitments**	100 %	93.29 %	1
% of Completed CHDO Disbursements to All CHDO Reservations**	96.71 %	80.29 %	1
<u>Low-Income Benefit:</u>			
% of 0-50% AMI Renters to All Renters	70.25 %	79.96 %	46
% of 0-30% AMI Renters to All Renters**	29.85 %	37.24 %	42
<u>Lease-Up:</u>			
% of Occupied Rental Units to All Completed Rental Units**	99.7 %	98.79 %	27
<u>Overall Ranking:</u>			16 / 51 PJs
<u>HOME Cost Per Unit and Number of Completed Units:</u>			
Rental Unit	\$27,625	\$27,114	1,015 Units 40.6 %
Homebuyer Unit	\$19,856	\$12,953	1,045 Units 41.8 %
Homeowner-Rehab Unit	\$16,970	\$20,000	442 Units 17.7 %
TBRA Unit	\$0	\$2,990	0 Units 0 %

* - The National Rank compares the 51 state HOME PJs within the nation, including Puerto Rico but, excluding Washington DC and Insular Areas. A rank of 1 is the highest; a rank of 51 is the lowest.

** - This category is double-weighted in the National Overall Ranking.

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Nebraska NE

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$92,489	\$84,172	\$20,252
State:*	\$81,049	\$91,546	\$22,720
National:**	\$89,640	\$72,481	\$22,984

CHDO Operating Expenses:
(% of allocation)

PJ:	2.1 %
National Avg:	1.1 %

R.S. Means Cost Index: 0.81

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	86.9	89.2	97.5	0.0
Black/African American:	1.3	1.3	0.0	0.0
Asian:	0.1	0.4	0.0	0.0
American Indian/Alaska Native:	3.8	3.2	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.3	0.0	0.0
American Indian/Alaska Native and White:	0.1	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.1	0.1	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.1	0.0	0.0
Other Multi Racial:	0.1	0.0	0.0	0.0
Asian/Pacific Islander:	0.1	0.3	0.0	0.0

ETHNICITY:

Hispanic	7.6	5.2	2.5	0.0
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HOUSEHOLD SIZE:

1 Person:	42.6	23.3	34.4	0.0
2 Persons:	22.4	22.9	21.9	0.0
3 Persons:	14.9	21.8	12.7	0.0
4 Persons:	11.7	17.2	12.7	0.0
5 Persons:	5.6	9.2	8.6	0.0
6 Persons:	2.0	3.9	7.0	0.0
7 Persons:	0.7	1.4	1.8	0.0
8 or more Persons:	0.1	0.4	0.9	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	19.3	25.2	18.3	0.0
Elderly:	27.4	4.7	29.2	0.0
Related/Single Parent:	23.1	25.5	10.4	0.0
Related/Two Parent:	17.6	37.3	34.4	0.0
Other:	12.6	7.3	7.7	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	23.0	0.9 [#]
HOME TBRA:	1.0	
Other:	26.8	
No Assistance:	49.2	

of Section 504 Compliant Units / Completed Units Since 2001 211

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
State Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Nebraska State: NE

Summary: 0 / Of the 5 Indicators are Red Flags

Overall Rank: 16

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 90.05%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 74.23%	96.71	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	70.25	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 98.26%	99.7	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.970	2.38	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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